

Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
1	2nd July 2013	<p>There is some confusion in our local area as to whether we can extend the backs of our houses and if planning would be granted for this?</p> <p>Can you please clarify?</p>	<p>Planning permission is required for all extensions and applications will be assessed against local planning policy and design guidance.</p>	N/A
2	12 th July 2013	<p>Whilst we appreciate and value the importance of the protection of the conservation area we feel that this document is too prescriptive and with some points, borders on being slightly draconian. We feel that a better balance needs to be achieved between protection of the conservation area and allowing residents to live their lives without undue restrictions and the ability to make adjustments and enhancements to their properties in the interests of security, the environment or comfort and in an economically viable way. Indeed these are decisions that every home owner should be entitled to make.</p> <p>Thought also needs to be given to the practicality of the suggestion to use materials and designs used in the early 20th century (e.g. cast iron) which are not environmentally friendly, give rise to security concerns, are hard to source and are not economically viable. Given the spate of crime within the locality to suggest that the appearance of a window at the back of the house is more important than the security and safety of a resident is irresponsible and wrong.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Security and safety is very important.</p>	<p>Revisions to text, where appropriate.</p> <p>Revisions to text, where appropriate.</p> <p>N/A</p>

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		<p>The increase of control by Barnet City Council on this area is unnecessary. The same two examples of deviance from the norm are cited throughout the document. There appears to be no real problem as suggested. Moreover there is nothing wrong with the existing rules and we consider the current Article 4 direction to be more than adequate. Indeed under the existing rules we were not even allowed to change our front door to a design which was completely in keeping with the character and age of the property.</p> <p>As such whilst we are generally in favour of the general ethos of the document, we feel that on the whole it is unnecessary and far too prescriptive. More thought needs to be given to the impact on residents themselves who as property owners should be entitled to enjoy and make adjustments as they see fit to their homes without unnecessary intervention by the council.</p>	<p>It is necessary to update the Article 4 Direction to accord with the current General Permitted Development Order.</p> <p>There is no objection to home owners making changes to their properties so long as the character and appearance of the houses and their settings is respected.</p>	<p>None.</p> <p>None.</p>
3	19 th July 2013	<p>Perhaps some re-numbering of properties is possible? Currently, No. 26 Village Road is followed by No.31 Village Road. Numbers 29 and 30 Village Road were never built. However, number 27 Village Road is today's No. 53 Cyprus Avenue and No. 28 Village Road has become No. 51 Cyprus Avenue. When and why did this happen?</p> <p>To reinstate and maintain the cohesion of Finchley Garden Village – which is centred on Village Road</p>	<p>This falls outside the remit of these documents.</p>	<p>None.</p>

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		<p>– perhaps the pair could be re-assigned their original addresses?</p>		
4	21 st July 2013	<p>Firstly, I wish to congratulate you on producing an outstanding, informative document which when finalised will be of immense value in informing the present and future residents of the Conservation Area's requirements and guidelines.</p> <p>I do have a number of reservations to the 'Draft Design Guidance' document which I wish to comment on:</p> <p>As a resident of 32 years as well as being a pensioner, my first priority to my wife and myself is to keep safe and comfortable and this takes precedence over anything that LBB may try and impose.</p> <p>Village Road consists of modest homes that have existed for over one hundred years as family homes, only relatively recently (1978) having been given 'Conservation Area' status. Even so, with LBB Planning Department's recent consent / approval there have been a number of extensions and alterations which have been the subject of resistance / objections from residents. These approvals which have had a detrimental effect and erosion of the Conservation Area have split what was previously a very conscientious community.</p>	Comments noted.	N/A

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		<p>Given such preceding disputes where several properties have already been extended / upgraded, many of the proposed measures are too prescriptive and should be softened if the affected residents are to accept and comply.</p> <p>My particular objections can be summarised as follows:</p> <p>4.3 Gutters, downpipes and plumbing stacks: The majority of properties in the area have long since had their rainwater goods replaced with black plastic which is more serviceable, less expensive and safer. This requirement is considered draconian!</p> <p>4.3 Windows: There are few original leaded lights remaining in Village Road and while they appear picturesque and should be retained where possible the issue of ENERGY CONSERVATION and HOME SECURITY should overrule. The proposal is likely to affect those properties which are due to replace their window frames due to rot and the suggestion of 'secondary' glazing as opposed to vacuum sealed glazing is quite unrealistic. I am in total agreement regarding outlawing PVC or aluminium replacement windows, painted timber being the only acceptable frame material.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Proposed replacement windows will be considered on their individual merits.</p> <p>Comments noted.</p>	<p>Revisions to text, where appropriate.</p> <p>Revisions to text, where appropriate.</p> <p>N/A</p> <p>None.</p>

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		<p>4.4 Fences, walls, gates and hedges: I agree with this entire section except the reference that “any new or replacement boundary treatments should consist of ‘white’ painted timber picket fencing”. The houses are not of uniform design and each pair has individual characteristics and this applies equally to whether picket fences are painted white or left uncoloured or wood stained. If uniform fencing type and colour was imposed throughout the road it would be detrimental to the overall appearance.</p> <p>4.5 Other alterations – Security: Alarm boxes are part of the deterrent and should be visible. Placing them where they are not visually prominent may invalidate my home insurance!! Ditto the para regarding Security cameras which is in conflict with the advice from local police.</p> <p>Finally, I hope and trust that the final issue of this document will be distributed as a hard copy to each and every household in the Conservation Area.</p>	Comments noted.	Revisions to text, where appropriate.
5	21 st July 2013	<p>We support the intention to preserve and enhance the Finchley Garden Village conservation area. We do have a number of concerns about the approach being suggested in the consultation documents.</p> <p>The documents appear to be over-prescriptive with matters of opinion set out as fact and assertions made without supporting evidence. This applies to</p>	<p>Comments noted.</p> <p>Comments noted.</p>	<p>None.</p> <p>Revisions to text, where appropriate.</p>

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		<p>the design guidance which includes no design evidence to indicate what assessment of suitability has been made. We would also suggest that the statement "residents continue to enjoy a lifestyle comparable to that of English country life" has no basis in reality. The houses and green are lovely but are situated at the bottom of Cyprus Road and Hendon Avenue in a London suburb.</p> <p>Representatives of the residents association who have attended meetings with council employees gained the impression that the council working in partnership with the residents association is not on the Council's agenda. The consultation has been issued with no notice, thus potentially limiting responses. No plans for council officers to attend the resident's association monthly meeting within the timescale of the consultation were made. It seems extraordinary that the council would not wish to take more opportunities to consult and work effectively with its affected council tax payers, but are proposing to implement very specific and uniform standards, some of which are not suited to the preservation and enhancement of the Finchley Garden Village.</p> <p>The stated intent to impose uniformity: The architect designed the village so that each pair of houses is different and even within pairs there are a number of differences. This demonstrates the value of the individual character of each house in the village and that the council's proposal which</p>	<p>Council officers have met with representatives of the Residents Association to discuss the documents and issues raised within the consultation period.</p> <p>Comments noted. Each application will be considered on its individual merits, to ensure the character and appearance of the houses is preserved.</p>	<p>None.</p> <p>None.</p>

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		<p>appears to introduce absolute uniformity of approach in future, is misguided and a misunderstanding of what should be preserved. There is a clear need on that basis for a framework within which suitable individual solutions to any developments can be identified.</p> <p>As the document acknowledges the houses were designed in line with the principles of the arts and crafts movement. That movement placed value on the quality of materials and design, as well as enhancing life – utility and beauty were the twin motivations. These principles are at odds with the stated belief in the proposal of the value of “smallness” for any development and the over prescriptive nature of what it believes should be allowed as a development or a repair. What is important is that developments and repairs are in keeping with the Village and enhance the house <i>and the lives</i> of its inhabitants. That would be in line with the legislation quoted in the Local Plan.</p> <p>There is no acknowledgement in the document that enhancement is subjective, or any indication that the council has a vision for enhancement, rather than a rigid and size specific view of what is appropriate irrespective of the house site, size and design.</p> <p>The Council wishes to ensure that any changes to houses are carried out with materials originally in use, and that items, such as windows, are repaired</p>	<p>There is no disagreement that both repairs and alterations to houses or their setting should be in-keeping with the village and where possible, provide enhancement.</p> <p>The Design Guidance will help to guide residents on the considerations which should be given before proposing alterations to the houses.</p> <p>Comments noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p>

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		<p>rather than replaced. Preservation is interpreted as needing to do far more than reasonably maintain the area in keeping with its original intent. These houses are of local interest and that must be respected. But major changes, which are not in keeping with the area, have already occurred – some of which have been implemented by the Council.</p> <p>The proposed changes risk preserving what is wrong, rather than supporting improvements. We understand from other residents that a Council senior officer stated that these are high value houses so there is no reason why residents who can afford them should not be expected to pay more for repairs. That seems to us to be an inappropriate comment.</p> <p>A preference for using original material, where possible, is an acceptable standard. We believe that it is in keeping with the area to support improvements, irrespective of the modernity of materials, as long as they are suitable for the purpose, for example, houses with aluminum window frames or with front doors not in keeping with the village styles. If residents are prevented from replacing these with new windows or doors, but which are more in keeping with the look of the area and the original architecture, the outcome is likely to be counter productive.</p> <p>The new guidance extends to fencing and gardens</p>	<p>Each proposal for change will be considered on its merits, whilst using the Design Guidance as a key tool.</p> <p>The replacement of non-original features or materials which are out of keeping with the character of the village will be supported.</p> <p>Guidance is provided on front boundary</p>	<p>None.</p> <p>None.</p> <p>Revisions</p>

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		<p>in the front and rear of houses. While front gardens should be well kept and fencing options limited to the appropriate, the council should not attempt to limit fencing to white picket as this was not the original fencing. Looking at the photographs in the village road archive shows that fencing was not painted. White painted fences are a recent fashion and while it may look “villagey”, that does not make it in keeping with the original. Similarly the front gardens of that time differed as they do now. The council may have an ecologically based view about paving in gardens, but that is a different matter to maintaining the gardens as the original.</p> <p>Overall it appears that the Council has no proposed solutions for some apparently intractable problems and simply indicate in the documents, that residents need to be aware.</p> <p>Specific points:</p> <ul style="list-style-type: none"> • Both documents exempt 49 Village Road from the proposals. We assume this was in fact a reference to the newly built, 49 Cyprus Avenue and as the error is repeated in a number of sections this needs amendment. • The police representative who attends resident association meetings indicates that overt security is needed. The design guidance suggest alarm boxes be painted and sited unobtrusively. The safety of residents and the need to follow police advice should be paramount. • It is suggested that gas meters should be sited 	<p>treatment and suggests that white painted or lightly stained fencing will be appropriate.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Gas meters can appear obtrusive and should</p>	<p>made to text.</p> <p>Revisions made to text.</p> <p>Revisions made to text.</p> <p>None.</p>

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		<p>bins and recycling boxes. Is it the intention of the Council to provide Village residents with bins more in keeping with those originally in use if these proposals are adopted in full?</p> <p>In conclusion, responsibilities exist for both the residents and the Council to jointly preserve and enhance the Finchley Garden Village.</p>	<p>to the facilities provided for the collection of recycling items.</p>	
6	22 nd July 2013	<p>We have reviewed with interest the Draft Finchley Garden Village Character Appraisal. To summarise; whilst we welcome a review of the existing guidelines, we feel that the requirements placed on residents by Barnet Council are onerous. We are concerned that the area will eventually fall into disrepair because it is too difficult and expensive for residents to make improvements/amendments to their home, and/or maximise the potential of the dwellings.</p> <p>4.1 Extensions This section sounds fair in principal. However- the bungalow has 6 windows on the side of the house. You can see into all of the windows.</p> <p>Too much emphasis is placed on the "street scene"- more weight is given to third party's views over the green and the open space behind, than to homeowner's right to make the most of their properties. It is unclear why an I-shaped extension would be refused. Why not at least consider proposals for them?</p>	<p>There is no reason why making improvements to the houses will be more expensive as a result of the Design Guidance.</p> <p>Comments noted.</p> <p>All proposals for extensions will be considered, although it is unlikely that L-shaped extensions will harmonise with the original form of the houses.</p>	<p>None.</p> <p>None.</p> <p>None.</p>

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		<p>2. 4.2 Loft Extension Home owners should be entitled to make the most out of their property. Because of the tight restrictions on two storey extensions, the option to go into the loft is likely to be the only way to make an additional bedroom above ground floor level. If only one dormer is allowed, there is the chance that either you use the dormer to create head room to get into the loft, or you use the dormer to allow light into the room. Why not allow a side and back dormer but make sure that they require planning permission?</p> <p>3. Basements The bungalow has a large basement with a lightwell allowing light to flood into it! Residents deserve to be able to make the most of the property. If residents are allowed to have a basement but not allowed to use traditional ways to allow light into the basement, the council have defeated the purpose of having a basement in the first place.</p> <p>4. Building Materials Windows It is expensive to repair leaded lights. They are also not secure against break ins. It is ridiculous to require home owners to keep leaded lights in windows that appear in rear extensions.</p> <p>5. Windows further Village Road has experienced a number of</p>	<p>All dormer window proposals will be carefully assessed, although front-facing dormers are likely to appear as incongruous additions.</p> <p>The bungalow was approved prior to the preparation of the Design Guidance. For newly proposed basements, the light source should be discreet.</p> <p>Original leaded lights are an important feature of village houses. It will not be necessary for all windows in rear extensions to feature leaded lights, although for continuity, it may be desirable.</p> <p>Comments noted. There is no intention of</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>burglaries. This may be because it is very expensive to have leaded lights double glazed. By placing restrictions on carrying out window repairs/replacements/double glazing, the council runs the risk of the area continuing to be susceptible to burglaries. It is easy to break in, and residents will be put off adding security to the windows because of the onerous provisions, and expense of having to apply for full planning permission.</p>	<p>compromising security with guidance on window repair/replacement.</p>	
		<p>6. Temporary garden structures and large play equipment. We are lucky enough to have an excellent playground in the open space right behind the south side of the Green. It is draconian to require home owners to seek council guidance before making the most of our garden with play equipment.</p>	<p>In some instances, over-large garden structure, including play equipment, can require planning permission.</p>	<p>None.</p>
		<p>7. 4.5 Other alterations TV Aerials Common sense is required here. No one wants their house to be disfigured by a great big satellite dish on the front of it. a lot of people want the luxury of satellite tv. As such, the dish is placed in the best place to receive reception! It is oppressive of the council to place these measures on residents to screen the dish with planting!</p>	<p>Satellite dishes should be positioned so as not to disfigure the appearance of a property.</p>	<p>None.</p>
		<p>8. 4.5 Other alterations: Alarms Village Road has suffered from many burglaries. A visible alarm box is a known burglar deterrent.</p>	<p>There is no opposition to alarm boxes. They should however be sited sensitively.</p>	<p>None.</p>

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		<p>Since we cannot easily replace/secure our windows, we must take other measures to protect our homes! We must be able to freely display an alarm box that is visually prominent. Unless perhaps the council want to provide Village Road with a 24 hour security service.</p>		
7	22 nd July 2013	<p>We have reviewed your document and are grateful for the efforts that have gone in to preparing it. However, the requirements being put on the residents are becoming onerous, uneconomic and do not consider sustainability and environment. The latter point on sustainability and environment is important as from reading about the history of the village green, this was a core part of the design consideration when it was built – and is something not considered at all in your guidance or management proposals.</p> <p>I am concerned that with further conditions being imposed on residents it will make minor amendments costly and require permissions – this will lead to less conservation of the area and properties to fall into disrepair.</p>	<p>Comments noted.</p> <p>The sustainability of the houses is very important and one of the reasons the Design Guidance is being introduced.</p>	None.
8	22 nd July 2013	<p>The Association welcomes this document and is proud to have been able to contribute to it. The historical detail is valuable, fascinating and well researched. The Association agrees that the Village has great historical and heritage value and that its unique character must be preserved. The observations that follow concentrate on the</p>	Comments noted.	None.

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		<p>Design Guidance - as it is this that puts forth in detail the means by which this aim may best be secured.</p> <p>For the overall philosophy, the Association has nothing but praise; it is in the detail that reservations need to be expressed, and these are listed below. Before addressing them, however, we feel we must touch on a related area of concern which has a direct bearing on the Appraisal Document and its function. In particular, we would like to know how the heritage department relates to the planning department within the council and whether, indeed, the former has any relevance to or communication with the latter.</p> <p>(Paragraphs commenting on a previous planning application have been removed as not relevant to this consultation)</p> <p>In a consultation such as the present it is essential to enlist the goodwill of the Villagers if they are not to end up feeling overridden, browbeaten and resentful. If they cannot fully assent to the design guidance or trust to its being maintained impartially in all future planning decisions they will choose to disregard it.</p> <p>These notes started by welcoming this Appraisal and expressing our support for it. The observations above though considered of extreme importance and of direct relevance to the consultation say nothing about our response to the design guidance itself.</p>		

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		<p><u>General Response to Design Guidance.</u></p> <p>The Association is in full agreement with the aims of the Design Guidance and the Article 4 Direction. It does disagree strongly with some of the restrictions and finds the approach prescriptive and inflexible. Although the point is made that no two houses are the same and must therefore be considered individually many of the restrictions ignore this and impose a straitjacket as much on the Council as on the residents.</p> <p>Finchley Garden Village is not owned by the National Trust or English Heritage, and restrictions which might be appropriate in such an environment are excessive in a residential area. The Village cannot and should not be preserved in aspic and while the character must not be eroded consideration must also be given to modern materials and modern lifestyles.</p> <p>In particular, where there is a conflict between preservation and security the Village feels strongly that security must prevail. Greater consideration needs also to be given to the demands of economy and fuel efficiency.</p> <p><u>Reservations in Detail</u> <u>4.1 House Extensions.</u> Extensions should be modest, in proportion and in keeping with the property but to insist they should not exceed half the width of the property, while it</p>	<p>Comments noted.</p> <p>All applications for changes to the houses will be considered individually with reference to the specific house. Some issues however, are common to the houses.</p> <p>There is no objection to change, so long as the character of the houses, their settings and the wider area, is respected.</p> <p>Comments noted.</p> <p>This is general guidance and each application will be considered individually.</p>	<p>None.</p> <p>None.</p> <p>Some revisions made to text.</p> <p>None.</p>

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		<p>may be appropriate in some cases, would be restrictive in others. It is unclear whether extensions that can be seen from the road are unacceptable, but we feel that if the extension is fitting its visibility should not in itself disqualify it.</p> <p>We accept the general guidance on dormer windows but cannot believe that every rear dormer must necessarily be sited over a first floor window or that two dormers will never be acceptable.</p> <p>We endorse the reservations expressed over basements and wonder why a basement at the Bungalow was permitted.</p> <p>Gutters, downpipes and plumbing stacks. We resist the assertion that all rainwater goods should be replaced in cast iron. Many of the houses now have black plastic. The difference in appearance is insignificant and only revealed on close inspection. The cost of replacement acts as a disincentive so that split downpipes and leaking gutters are left to damage the property.</p> <p>These houses were built without cavity walls and with external plumbing. To site all future soil and waste pipes internally would in many cases be impractical, unsightly and very expensive.</p> <p>Windows. We agree that where possible original leaded lights should be preserved. But where they have been</p>	<p>The public view of an extension does not automatically disqualify it, although generally, they should not be overly conspicuous.</p> <p>It is unlikely that two dormers will sit comfortably on a single rear roof slope. In most instances, dormers should be positioned above the windows on the floor below, but each case will be assessed on its merits.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Each application for window replacement will be considered on its merits.</p>	<p>None.</p> <p>None.</p> <p>Revisions made to text.</p> <p>None.</p> <p>None.</p>

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		<p>lost to deny applied lead strips over clear glass is counterproductive. The rejection of sealed double glazed units where they can be fitted without prejudice to the timber frames seems draconian and is against security and energy efficiency.</p> <p>4.4Fences, walls, gates and hedges. The original picket fences in Village Road were of unpainted chestnut paling. There is therefore no historical reason for insisting that all future picket fencing should be painted white.</p> <p>Other alterations. It is hoped that planning for suitably sited CCTV cameras will be granted. The police specifically recommend them.</p> <p>Alarm boxes serve as a visual warning to would-be burglars and their prominent display is encouraged by the police. To site them in an unobtrusive position and painted to match the wall defeats their objective. Security must predominate.</p> <p>Tree works. We accept that major lopping of garden trees should be notifiable, but to insist on six week's prior notification for minor surgery or the annual pruning of an apple tree is excessive.</p> <p>Conclusion The aim of the Residents and of the Council is identical: to preserve the charm and historical</p>	<p>Comments noted.</p> <p>CCTV cameras should be sited so as not to be visually obtrusive to the appearance of the property.</p> <p>Comments noted.</p> <p>This is a statutory requirement.</p> <p>Comments noted. Various revisions have been made to the text in response to the comments received.</p>	<p>Revisions made to text.</p> <p>None.</p> <p>Revisions made to text.</p> <p>None.</p> <p>Revisions made to text.</p>

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		<p>character of this unique development. We earnestly wish to form a co-operative partnership. For this to happen both partners must be in accord with the preservation proposals. The residents are unlikely to assent if they feel the proposals have been imposed without their consent from outside and that though they are binding on them there is no guarantee that they will also govern future decisions from the Planning Department.</p> <p><u>Errors and queries</u> No 49 Village Road should be No 49 Cyprus Avenue.</p> <p>What is 'the local plan adopted in November 2012'?</p> <p>What is 'article 1 (5) land'?</p> <p>What will be the planning position under One Barnet? Capita is a private company not subject to the Freedom of Information Act.</p> <p>Is it the case that the Article 4 Direction is binding on residents but not on the Council?</p>	<p>Comments noted.</p> <p>This is Barnet's Development Plan.</p> <p>This refers to a conservation area, in this instance.</p> <p>The Article 4 Direction relates to the removal of permitted development rights.</p>	<p>Revisions made to text.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
9	22 nd July 2013	<p>The main objection that I have to the proposals is that they are impractical and expensive... If I need to change the guttering as it is coming to the end of its useful life, I will choose a black guttering but the original material as suggested, I object to on two counts</p>	<p>Comments noted.</p>	<p>Revisions made to text.</p>

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		<p>1. the original material was cast iron and to replace that nowadays is expensive and</p> <p>2. the original material of cast iron is not environmentally friendly as the waste which comes from these pipes will have dissolved the iron and other chemicals and be deposited in the soil, which is not safe.</p> <p>The main objection is that those who live here are unlikely to alter their properties to ruin the area and to put restrictions such as those proposed are unreasonable, unworkable and draconian. It seems to me that we all enjoy our environment and the measures that the council have begun to take impinge on our freedoms to use common sense in addition to question our understanding of living in a conservation area.</p> <p>If the council intends to make it difficult to live here by imposing these restrictions, the properties may fall into bad repair as those living here cannot afford to replace windows etc.... as they were, materials and all.... when they were first built. The result will be that a once beautiful area will no longer be beautiful and all the work that has been done over the years, will have been for nowt.</p>	<p>Comments noted.</p> <p>There is no intention to impose restrictions on residents, but to clarify those changes which might be harmful to the character and appearance of the area. It is a statutory responsibility of the Local Planning Authority to consider and plan for the preservation and enhancement of its conservation areas.</p>	<p>None.</p>